

Appeal Period Expires 5/27/20
 Zoning District AK

Town of Essex, Vermont
Application for Zoning Permit
 www.essex.org

Application Date 1/1
 Permit Number 2020-80

All construction is to be completed in accordance with the Town of Essex Zoning Regulations and any/all federal or state regulations now in effect. You are required to post this permit in a conspicuous location on the property during the appeal period and it must remain posted throughout the construction period. **You are required to contact the necessary state agencies to obtain state permits @ 477-2241 (Jeff McMahon, Permit Specialist).**

Any interested person may appeal the decision of the Zoning Administrator to the Zoning Board of Adjustment within fifteen (15) days of the permit's date of issuance. Commencing construction within this fifteen (15) day appeal period is prohibited by law.

Signed: _____

A Parcel Account Numb. (Map-Parcel-Lot) 2-011-043-004
 (found in Town Assessor's Office)
 Property Address: 287 West Steeple Hollow RD
 Owner: Ryan & Erin Prouty
 Owner Address: 323 Autumn Parkway Unit 202
 Owner Phone: (work) _____ (home) _____
 (cell) 802-738-3524 (Email) rprouty@willistonfire.com
 Contractors name: Supernew Homes Phone: _____
 Cell: 782-9964
 Estimated Construction Dates: Start: 5/27/20 Completion: 10/1/20
 Sq. Feet: 2771 Estimated Cost (labor & materials): \$334,000

G				
Check box(es) which describe proposed use or construction (circle choice in parenthesis).				
N = New A = Addition R = Remodel				
<i>Residential:</i>		N	A	R
Single Family	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Two-family (duplex)(other)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Multi-family	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Condominium / Townhouse	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mobile home	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Inclusions or Additions:</i>				
Garage (attached) (detached)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Porch (enclosed) (open)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Deck	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool (in) (above) ground	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Barn (residential) (agriculture)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Non-residential:</i>				
Commercial / Industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Stormwater:</i>				
Stormwater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Erosion Control	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Other:</i>				
Change in use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Miscellaneous	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Renewal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

B Sewage Disposal (Please attach Sewer or Septic Application).
 Public Private Connection Fee \$ _____ Date Paid: 1/1
 Proposed New Bedrooms: 4 Existing Bedrooms 1
State lot WW-4-3206

C Water (Please attach Water Service Application).
 Public Private Fee \$ _____ Date Paid: 1/1
WW-4-5206

D Driveway (Please attach copy of approved Curbcut / Utility Application).
 Date of approval 5/20 attached

E Stormwater
 Project disturbs an area greater than or equal to 1 acre – Erosion Control Permit Required. Attach completed permit application.
 Project creates new or expands existing impervious surface greater than or equal to 1/2 acre – Erosion Control Permit and Stormwater Management Permit required. Attach completed permit application.

F Diagram – Show a sketch of project on reverse of this application with property lines, building, and setbacks or attach separate sheet.

G TO BE constructed pursuant to Planning Commission Approval # 2019-9
 Signature of Tenant and Signature of Owner [Signature]

Office Use Only

Fees:	Type	Amount	Date Pd
Permit		\$ 850	5/12/20
Recreation		\$ 628	5/12/20
Recording		\$ 30	5/12/20
Certificate of Occ		\$ 75	5/12/20
Other	Gravel ROAD	\$ 2,625	5/12/20
	Building Permit	30,000	5/12/20

Approved Rejected Date 5/12/20
 Issued to: Ryan + Erin Prouty
 Zoning Administrator: Sharon L. Kelley
 Notes: RRS to be reviewed
 C.O. Required Yes No

2020-80

TOWN OF ESSEX, VERMONT APPLICATION FOR CURB CUT / UTILITY PERMIT

Pursuant to Title 19 V.S.A. Section 43. Application for curb cut and Utility Installation in Town Right-of-Way

All applications for curb cuts and utility installations shall be submitted to the Director of Public Works / Town Engineer for review. Applicants shall submit the information requested on this form and any additional information requested by the Director of Public Works / Town Engineer for a clear understanding of this application. The permit is issued under authority of the Town Manager in accordance with Section 601 of the Town Charter and 24 V.S.A. paragraph 1236 (2).

Application No. _____ / _____
Date

Property Address: 287 West Sleepy Hollow Rd

Owner Address: 323 Autumn Pond Way Unit 202

Owner Name: Ryan & Erin Prouty

Phone Number: (home) _____ (work) _____ (cell) 802-730-3524
617-894-8921

Tax Map # 011 Tax Parcel 043 Tax Lot 004

Application is for: (check one)

A) New Curb Cut B) Utility Installation: Overhead Underground

Please use attached diagram to describe location and type of installation.

Comments by Director of Public Works / Town Engineer:

Culvert: Yes No Water Bar(s): Yes No

Culvert Diameter: (18 inch minimum) 18" ~~30"~~ Total length of Culvert: (30 foot minimum) 30'

*** FOR OFFICE USE ONLY ***

Signature of Owner:
[Signature]

Fee Paid \$ N/A

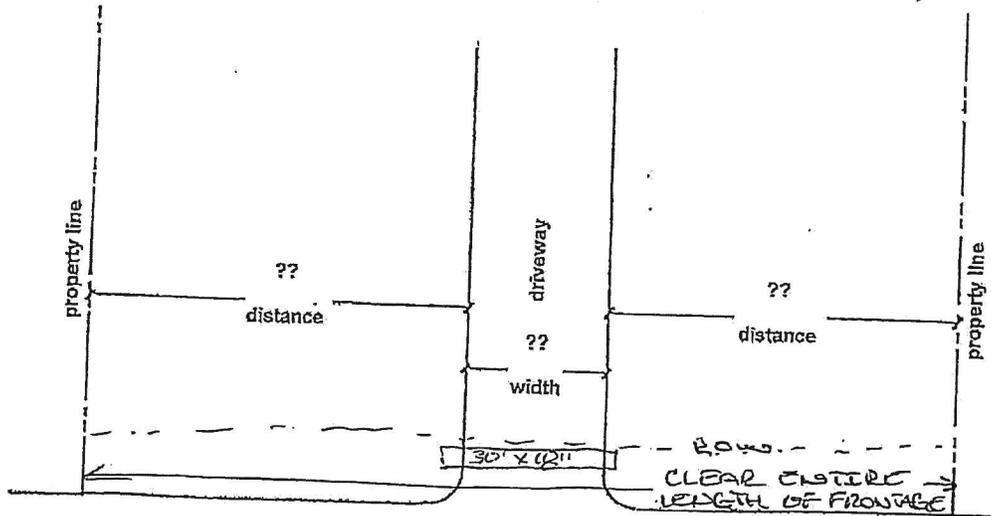
Approved Rejected
WITH CONDITIONS ATTACHED
[Signature]

Per Authority of the Town Manager by the
Director of Public Works / Town Engineer

1. Culvert must be HIGH DENSITY POLYETHYLENE (HDPE) PIPE
2. Culvert will be purchased by the Applicant
3. Culvert will be purchased and installed by the applicant. The Town of Essex Department of Public Works will inspect.

Note: A MINIMUM OF 24 HOURS NOTICE IS REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION. WITHIN 24 HOURS OF COMPLETION, THE APPLICANT IS REQUIRED TO NOTIFY THE DIRECTOR OF PUBLIC WORKS / TOWN ENGINEER FOR INSPECTION PURPOSES.

TO BE CONSTRUCTED PURSUANT
TO PLANNING COMMISSION APPROVAL

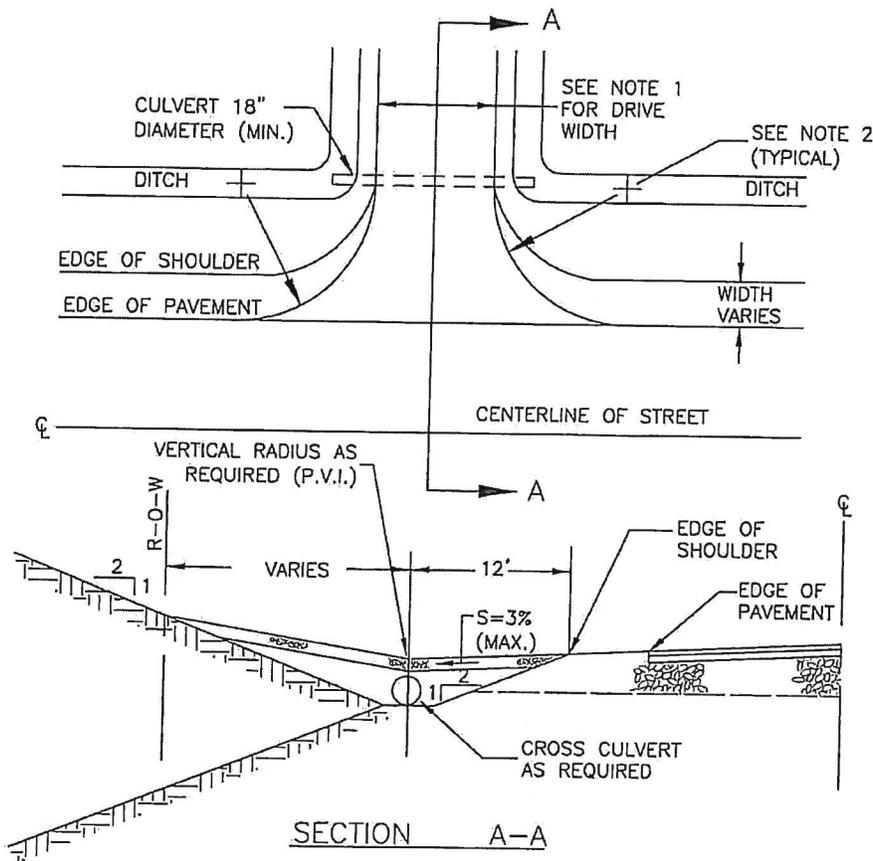


West Sleepy Hollow Rd
STREET NAME

Comments and / or special instructions from Director of Public Works / Town Engineer :

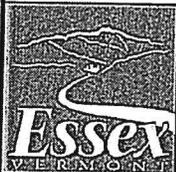
- TREES TO BE CLEARED & ROOT SYSTEMS & VEGETATION GRUBBED TO THE R.O.W LINE. THIS WILL PROVIDE SITE DISTANCE AND CLEAR THE DITCH LINE.
- DITCH LINE TO BE CLEARED OUT / SMOOTHED ONCE TREES ARE REMOVED.
- P.C. APPROVAL MAY REQUIRE STONE LINING (CURRENTLY NOT PRESENT)
- 30' X 18" HDPE (SL) REQUIRED FOR CULVERT
- MAXIMUM DRIVEWAY WIDTH AT R.O.W = 15'
- SEE ATTACHED STANDARD DETAIL FOR LAYOUT INFORMATION.

NOTE: A MINIMUM OF 24 HOURS IS REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION. WITHIN 24 HOURS OF COMPLETION, THE APPLICANT IS REQUIRED TO NOTIFY THE DIRECTOR OF PUBLIC WORKS / TOWN ENGINEER FOR INSPECTION PURPOSES.



NOTES :

- 1) DRIVE WIDTHS SHALL BE AS FOLLOWS
 SINGLE DRIVE: 10 FEET (MIN.)
 DOUBLE DRIVE: 15 FEET (MAX.)
 COMMERCIAL DRIVE: 40 FEET (MAX.)
- 2) EDGE OF PAVEMENT RADII
 MAJOR / COLLECTOR ROAD: 30 FEET
 MINOR ROAD / DEAD END: 25 FEET
 COMMERCIAL / INDUSTRIAL: 30 FEET (MIN.)
- 3) MAXIMUM DRIVE GRADE SHALL BE 3%
 FROM PVI TO EDGE OF SHOULDER



TOWN OF ESSEX
 PUBLIC WORKS
 81 MAIN STREET
 ESSEX JCT., VT
 05452
 P: 802 878-1344
 F: 802 878-1355
 E: www.essex.org

TOWN OF ESSEX, VERMONT
 STANDARD SPECIFICATIONS FOR CONSTRUCTION

RURAL DRIVEWAY

Detail No: 100.09
 Scale: NOT TO SCALE
 Date: JAN. 2017

A-9

ERIN E PROUTY
RYAN W PROUTY
40 MOUNTAIN SPRING CT
WESTFORD, VT 05494

919
58-9112/2116
000059

5/11/20 Date

Pay to the Order of Town of Essex | \$ 2625.00
Two thousand Six hundred Twenty five Dollars



New England Federal Credit Union
WILLISTON, VT 05495
nefcu.com



For Gravel - 287 WSHR Tan MP
⑆ 211691127⑆ 0574270005⑆ 0919

Ryan W Prouty
Erin Prouty
Construction Account
2 Signatures required
40 Mountain Spring Court
Westford, VT 05494

58-110/116 1001

5.11.2020 DATE

PAY TO THE ORDER OF TOWN OF ESSEX | \$ 30,000.00
Thirty thousand and no/100 DOLLARS

ROYAL



UnionBank
Member FDIC

Daruby
Tan MP

FOR Road 287 WSHR
⑆ 011601100⑆ ⑆ 20726391⑆ 1001

WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT**LAWS/REGULATIONS INVOLVED**

10 V.S.A. Chapter 64, Potable Water Supply and Wastewater System Permit
 Wastewater System and Potable Water Supply Rules, Effective September 29, 2007
 Chapter 21, Water Supply Rules, Effective December 1, 2010

Landowner(s): Adam & Tijah Hammond
213 Browns River Road
Essex VT 05452

Permit Number: WW-4-5206

This permit affects the following property in Essex, Vermont:

Lot	Parcel	SPAN	Acres	Book(s)/Page(s)#
1	2011043004	207-067-15386	12.40±	Book:822 Page(s):746-748

This project, to subdivide to create Lot 1 (9.40± acres) with an existing three bedroom single family residence and Lot 2 (3.00± acres) for a proposed four bedroom single family residence, located on Browns River Road and West Sleepy Hollow Road in Essex, Vermont, is hereby approved under the requirements of the regulations named above subject to the following conditions.

1. GENERAL

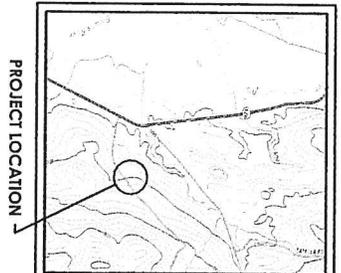
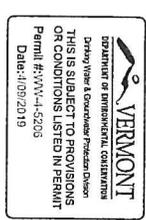
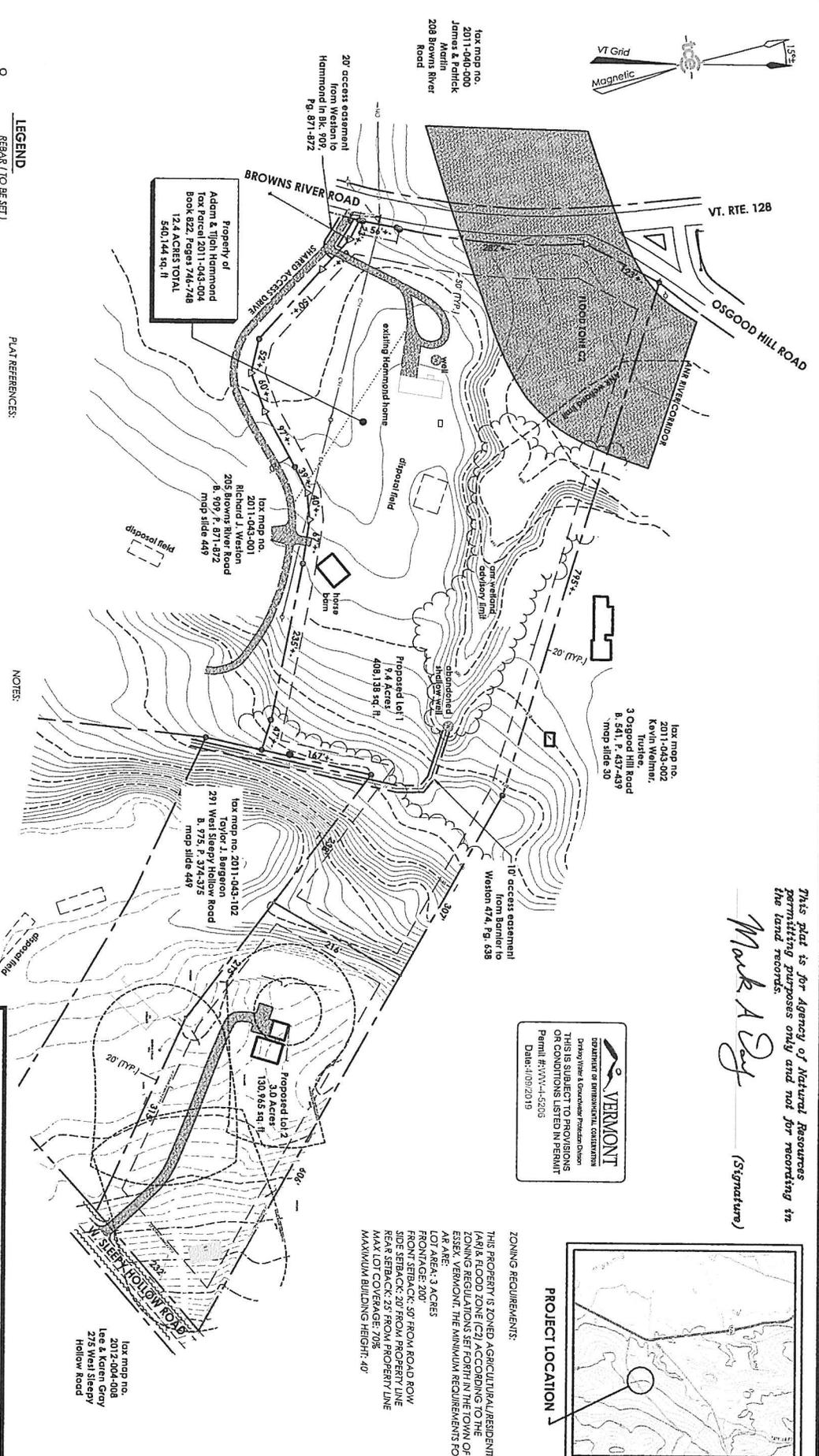
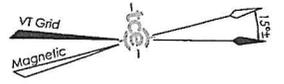
- 1.1 The project shall be completed as shown on the plans and/or documents prepared by John Pitrowiski P.E. from Trudell Consulting Engineers, with the stamped plans listed as follows:

Title	Sheet Number	Plan Date	Revision Date
Sanitary Plan	C3-01	02/22/2019	
Sanitary Details	C8-01	02/22/2019	
Sanitary Details	C8-02	02/22/2019	
Sanitary & Water Details	C8-03	02/22/2019	
Sketch Plan of Proposed Subdivision	S1-01	02/22/2019	

- 1.2 This permit does not relieve the landowner from obtaining any and all other applicable state and local approvals and permits PRIOR to construction.
- 1.3 The conditions of this permit shall run with the land and will be binding upon and enforceable against the landowner and all assigns and successors in interest. The landowner shall record and index this permit in the Essex Land Records within thirty, (30) days of issuance of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.
- 1.4 The landowner shall record and index all required installation certifications and other documents that are required to be filed under these Rules or under a specific permit condition in the Essex Land Records and ensure that copies of all certifications are sent to the Secretary.
- 1.5 No permit issued by the Secretary shall be valid for a substantially completed potable water supply and wastewater system until the Secretary receives a signed and dated certification from a qualified Vermont Licensed Designer (or where allowed, the installer) that states:

"I hereby certify that, in the exercise of my reasonable professional judgment, the installation-related information submitted is true and correct and the potable water supply and wastewater system were





ZONING REQUIREMENTS:

THIS PROPERTY IS ZONED AGRICULTURAL/RESIDENTIAL (AR) & FLOOD ZONE (C2) ACCORDING TO THE ZONING REGULATIONS SET FORTH IN THE TOWN OF ESSEX, VERMONT; THE MINIMUM REQUIREMENTS FOR LOT AREA: 3 ACRES
 FRONTAGE: 200'
 FRONT SETBACK: 50' FROM ROAD ROW
 SIDE SETBACK: 20' FROM PROPERTY LINE
 REAR SETBACK: 25' FROM PROPERTY LINE
 MAX LOT COVERAGE: 70%
 MAXIMUM BUILDING HEIGHT: 40'

LEGEND

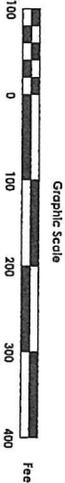
- REBAR (TO BE SET)
- CONCRETE MONUMENT (FOUND)
- CONCRETE MONUMENT (TO BE SET)
- SURVEY MARKER (FOUND)
- SURVEY MARKER (TO BE SET)
- REINFORCING BAR (FOUND)
- STONE MONUMENT (FOUND)
- CALCULATED POINT
- UTILITY POLE
- OVERHEAD UTILITY LINE
- UNDERGROUND UTILITY LINE
- BARBED WIRE FENCE
- STONE WALL
- EXISTING BOUNDARY LINE
- NEW BOUNDARY LINE
- CURVE DATA TABLE REFERENCE
- LINE DATA TABLE REFERENCE

PLAT REFERENCES:

1. PLAN OF LOTS FOR RICHARD H. & CAROL W. FOWLER IN THE TOWN OF ESSEX, VT, SCALE 1" = 200' MAGNETIC COMPASS RECORD PREPARED BY JOHN A. MARSH, MARCH 1975, AND LAND RECORDS.
2. BOUNDARY & SUBDIVISION SURVEY FOR RICHARD WESTON, BROWNS RIVER ROAD & WEST SLEEPY HOLLOW ROAD, ESSEX, VERMONT, SCALE 1" = 100', LAST REVERSED OCTOBER 20, 2009, PREPARED BY DAVID J. PEATMAN, AND RECORDED IN SLIDE 449 OF THE TOWN OF ESSEX, VERMONT LAND RECORDS.

NOTES:

1. THIS PLAT IS BASED ON DEEDS RECORDED IN THE TOWN OF ESSEX, VT, LAND RECORDS AND FEATURES OCCURRING IN THE FIELD WITH A TOTAL STATION ON 02-23-2019.
2. BEARINGS ARE BASED ON VERMONT STATE PLANE GRID NORTH ESTABLISHED WITH RTK OBSERVATIONS FROM VERMONT VRS STATION.
3. THIS PARCEL WAS CONVERTED TO ADAM & TIJAH HAMMOND IN VOLUME 822, PAGES 746-748.
4. REBAR SET ARE NO. 3 REINFORCING BARS WITH ALUMINUM CAPS STAMPED TRUDELL CONSULTING ENGINEERS, L15732.
5. BENCHMARKS ARE SHOWN TO THE SECOND FOR MATHEMATICAL CLOSURE PURPOSES ONLY.
6. AN ATTEMPT HAS BEEN MADE TO IDENTIFY OR DELINEATE EASEMENTS, RIGHTS OF WAY, LEASE LANDS, ENCROACHMENTS, ETC. OBSERVED IN THE FIELD OR READILY FOUND IN THE LAND RECORDS. ADDITIONAL ENCUMBRANCES MAY EXIST WHICH ARE NOT SHOWN ON THIS PLAT.
7. UNDERGROUND UTILITY LINES SHOWN ARE BASED ON ABOVE GROUND STRUCTURES AND PLANS OF RECORD. ACTUAL LOCATION OF UNDERGROUND LINES MAY VARY.



Revision	Description	Date	By

Sketch Plan of Proposed Subdivision
Adam & Tjiah Hammond
 Parcel ID# 2011-043-004
 213 Browns River Road ~ VT, Rte. 128
 Essex, Vermont

Date:	2-23-2019	Drawn By:	AAJ	Cd/Inch:	1/8"=1'-0"	Project #:	19-013
Scale:	1"=100'	Surveyed By:	AAJ	Field Bc:	AAJ/A	Sheet:	S1-01

THIS PLAT IS BASED ON A FIELD SURVEY WHICH MEETS OR EXCEEDS THE MINIMUM STANDARDS AS SET FORTH BY THE VERMONT BOARD OF LAND SURVEYORS. FIELD SURVEYING RECORD INFORMATION, AND PARADIGM EXPERIENCE HAS BEEN USED TO DETERMINE THE ACCURACY OF THE BOUNDARIES SHOWN ON THIS PLAT. THE MINIMUM REQUIREMENTS OF THE BOUNDARIES SHOWN ON THIS KNOWLEDGE. THIS PLAT MEETS THE REQUIREMENTS OF 27 VSA, 1402.

MARK A. DAY, L.S. #732

TRUDELL CONSULTING ENGINEERS
 475 BLUEBERRY ROAD | WILKSTON, VERMONT 05495 | 802.879.6331 | WWW.TCEVT.COM